

Richard J. Daley, Jr., Chairman
Mary R. Jeka, Esq., Clerk

Herbert F. Foster, Jr.
Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, April 28, 2004**

DECISIONS 6:00 P.M. followed by HEARINGS

131 Willow Ave. Applicant, 131 Willow Avenue, LLC, Owner, Christos Poutahidis. The Applicant seeks a special permit with site plan review (§7.11.1.c) to demolish an existing garage and construct an eleven unit building. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from front yard setback (§8.5.G) and a variance from parking requirements (§9.5.1.a). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. RC zone. *Case continued until Tuesday, May 25, 2004. The Applicant will seek a variance in addition to the special permits requested. The Board will reconvene to take testimony on the variance request and subsequently deliberate on the entire petition. The request for a variance will be advertised and noticed accordingly.*

30 Pinckney St. Applicant: Paul Pace; Owners: Paul and Carol Pace. The Applicant seeks a variance from minimum lot area per dwelling unit requirements (SZO §8.5.B) and special permit for relief from one required off-street parking space (SZO §9.13.a) to convert an existing two-family to a three-family dwelling. RB zone. *Applicant was allowed to continue the matter until May 12, 2004. Motion HF, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR.*

65 Temple St. Owner & Applicant: Somerville Community Corporation; Agent: Peter Graham. The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). RB zone. *The Applicant updated the Board on the status of the application case continued until next meeting on May 12 2004.*

5-7 Ashland St. Applicant & Owner, Michael Lee seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to make renovations to an existing three-family dwelling, including enclosing a covered porch and adding a deck. RB zone. *Approved with conditions, HF motion, SF seconded, vote taken (5-0) RD, HF, SF, SQ, RR.*

6-8 Beacon St. Applicant: Chestnut Hill Partners; Owner: Suhail El-Alami. The Applicant seeks a special permit to alter a pre-existing nonconforming structure (SZO §4.4.1) to construct a four story residential building. The Applicant also requires a special permit with site plan review for multiple dwelling use of seven or more units (§7.11.1.c); and a variance from maximum height requirements (§8.5.F). RC zone. *Approved with conditions, HF motion, SQ seconded, vote taken (5-0) RD, HF, SF, SQ, RR.*

164 School St. Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief of four (4) required off-street parking spaces to change the use of the building from office space to a church. Business A (BA) zoning district. *Case will be heard on May 25, 2004.*

3, 7, 9 Hanson St. Applicant: Gregory Rochlin; Owner: Great Eastern Development Co., LLC. The Applicant seeks a special permit with site plan review (SZO §7.2) to make a three-story three-family dwelling into three separate principal structures. The Applicant also requires a special permit for modification of parking design standards (§9.13.b) to have three curb cuts on one street line. RB zone. *Approved with conditions, HF motion, SQ seconded, vote taken (5-0) RD, HF, SF, SQ, RR.*

334 Washington St., Front: (Applicant & Owner: Emmanuel M. Moore) The Applicant seeks a special permit (SZO §4.5.1) to change from one nonconforming use, wheelchair assembly (SZO §7.11.14.A), to another nonconforming use, windshield repair and replacement (SZO §7.11.11.5). RB zone. *Continued until next meeting on May 12, 2004.*

39-41 Oak St. (Applicants & Owners: George Dedic & Stephen Andrade). The Applicant seeks a special permit to expand a pre-existing nonconforming use (SZO §4.5.3) to construct an addition to a four-family dwelling. RB zone. *Applicant was allowed to continue the matter until May 12, 2004. Motion HF, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR.*

85 Cross St: (Applicant & Owner: Wilfredo Canenguez) The Applicant seeks a Special Permit with Site Plan Review to create two principle structures (SZO §7.2), a Special Permit with Site Plan Review to exceed the maximum dwelling units per lot (SZO §7.3), and variances from §9.5.a-parking requirements, §8.5.B-minimum lot area per dwelling unit, §8.5.E-maximum floor area ratio, §8.5.H-minimum side yard setback, and §8.5.I-minimum rear yard setback, to convert an existing rear garage to two dwelling units. RB zone. *Opened and continued until May 12, 2004.*

530 Somerville Ave. (Applicant: Maxi Drug Inc., d/b/a Brooks Pharmacy; Owner: PJC Realty MA Inc.) The Applicant seeks a revision of a special permit (SZO §5.3.8) to enclose the current building's vestibule. BA zone. *Approved with conditions, HF motion, SQ seconded, vote taken (5-0) RD, HF, SF, SQ, RR.*

ZBA 4/28/04